

RANDOM REALTY FEATURES

BRISK DEMAND ON UPPER MADISON AVE.

Brokers Report Property Held High and Strong Near Central Changes.

\$3,000 A FRONT FOOT OFFERED

Section Growing So Rapidly That Soon Conception Will Be as Great as on Fifth Avenue.

Madison avenue north of Forty-second street is rapidly developing into a business thoroughfare, more so in the vicinity of the New York Central's improvement, which extends as far up as Fifty-fifth street. Trade now claims all of these blocks but one that between Forty-ninth and Fiftieth streets, which still retains its residential character, as do the blocks to the north as far up as Fifty-second street, where again may be found signs of trade invasion until Fifty-sixth street is reached, and from there on up to Sixty-third street the avenue is almost entirely given over to business. From this point and extending northward for ten blocks the avenue still retains its residential character, but breaks occur along its entire length.

NEW HOTEL.
Within the last few years many changes have taken place along this avenue, and many more are soon to come. The latest one announced was for a twenty-three story hotel, which is to be erected by the New York Central on the block bounded by Madison and Vanderbilt avenues, Forty-third and Forty-fourth streets, and to be known as the Hotel Biltmore. This will be the largest and by far the most important improvement so far in this section of the avenue. The biggest improvement at present is the Ritz-Carlton Hotel, which occupies the block fronted by Forty-sixth to Forty-seventh street. The express companies which now occupy the Central's property along the east side of the avenue from Forty-sixth to Forty-eighth street will soon move to other locations, and in place of their unsightly buildings the railroad will erect tall structures similar to those already built on the Lexington avenue side of the new terminal.

Since the announcement by the Central of their plans for the Hotel Biltmore there has been a great demand for property adjacent to this site and it is known that as high as \$3,000 a front foot has been offered and refused for a lot on Madison avenue between Forty-third and Forty-fourth streets. There is practically no property for sale on the avenue between Forty-second and Forty-seventh streets.

FRONT FOOT VALUES.
In the neighborhood of Forty-ninth street property is held at \$2,000 a front foot, and north of Fifty-fifth street \$3,000 is asked. A slight increase is noticeable in the blocks from Fifty-seventh to Sixty-third streets, and north of this for a mile or more property is held at about \$3,000 a front foot.

The changing of Madison avenue from a residential to a business thoroughfare will in time cause congestion of traffic similar to that which was experienced on Fifth avenue before it was widened. Even now some parts of the avenue are suffering from crowded conditions made so on account of the car line which occupies the center of the avenue, leaving barely enough room for business traffic.

Last summer Lawrence B. Elliman of the firm of Pease & Elliman sent a letter to Mayor Gaynor suggesting that the city widen Madison avenue from Forty-second to Fifty-ninth street, but as yet nothing has come from this. Sooner or later, however, the avenue will have to be widened from Forty-second to Fifty-ninth street and possibly further north.

City Wants Sheds and Platforms Removed

It is not often the case that real estate men oppose improvements planned by city officials, for usually those improvements are the results of suggestions and agitation on the part of real estate people, always looking to hold the incomes of their properties or even to increase them. But the recent proposal of Borough President George McAneny to remove the sidewalk platforms, sheds and entrances to cellar stores in the produce section all about Washington Market brought out a storm of protest. There was a hearing on the matter on Thursday, as a result of which the Borough President probably will go slow.

The reason given for the change is to promote safety of traffic. The streets west of Greenwich street, owners and agents of property in the section reply, increase congestion but it would ruin hundreds of shopkeepers and would cause a material depreciation in the value of the property.

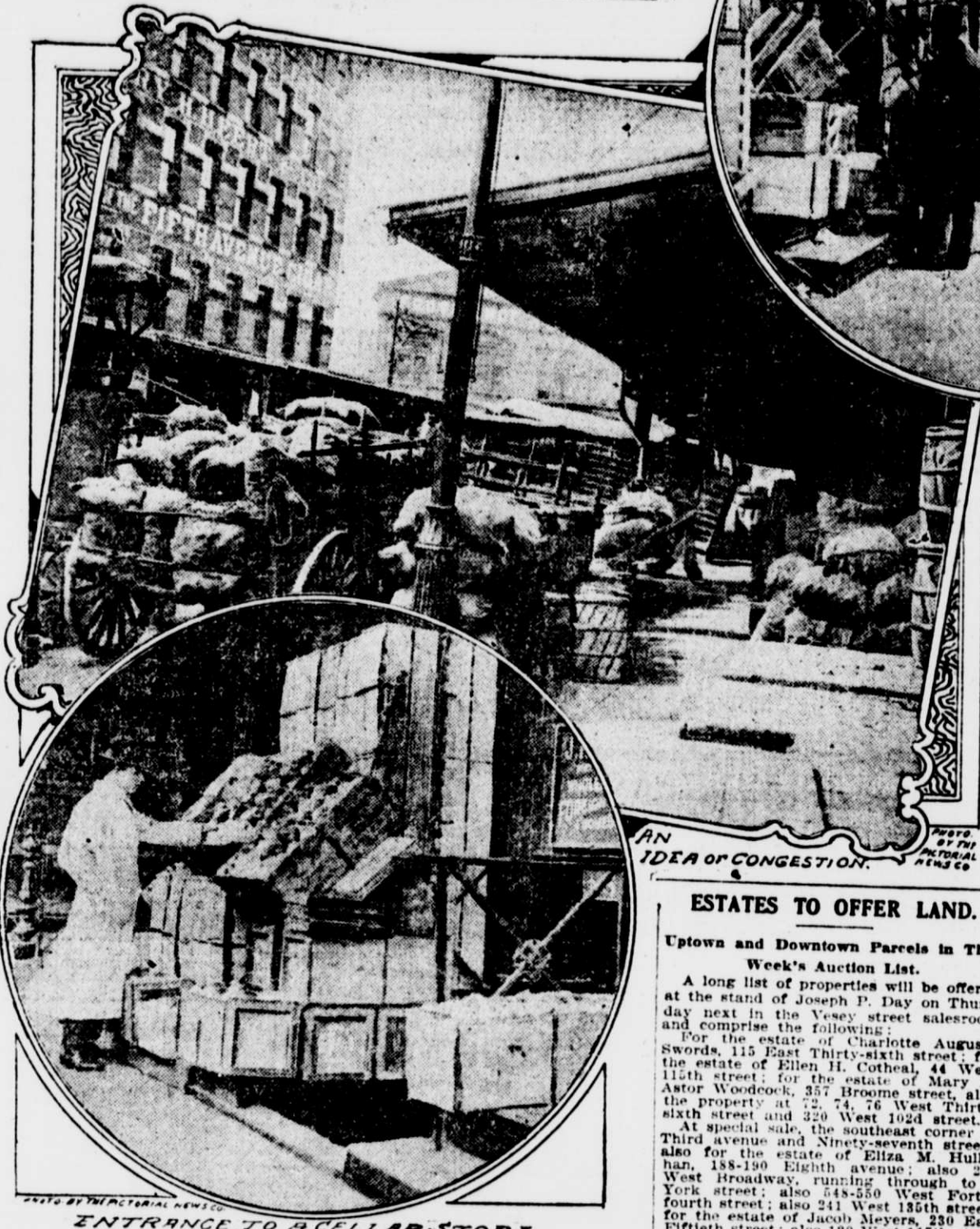
Robert H. Hainey, a representative of many of the owners, said about the proposed change:
"The handling of produce by the present method of trucks and platforms is much more rapid than unloading from trucks to the sidewalk and then rehandling. The trucks would necessarily be compelled to remain longer in front of the buildings, causing greater congestion of traffic. Loading to the sidewalk instead of directly into the buildings would probably cause even greater congestion of the sidewalks than the method of handling now used."

"The produce dealers who occupy buildings in streets not covered by the proposed order would have an unfair advantage over those who are compelled either by ownership or long leases of buildings to remain on the streets covered by the proposed order. It must be noted that most of the goods handled are perishable and must be rapidly handled, and further, goods must suffer from the sun or rain and snow."

The rapid handling of the produce is in my opinion of much greater importance to Manhattan than the convenience of commuters, who can use the Hudson tunnels if they do not care to be inconvenienced. It is estimated that \$400,000,000 worth of produce, eggs, butter and fruit are handled mostly through this market. There is no other section of Manhattan so well equipped for a produce market. The piers to the north are being used for transatlantic service and no other piers are available and in no section are the buildings suitable.

"There is certainly not enough traffic to warrant these properties being used for retail business except in a few cases. Any orders which would affect the streets used for wholesale business would tend to drive out the tenants to districts which are not so hampered."

"Most of these streets have ten feet of sidewalk space from the stoop line and there is little or no congestion. Murray street, particularly where the elevated road runs, would be practically useless for retail business."



VALUE OF MEADOW LAND.

New Jersey Marshes Appraised in Suit in Newark Court.

An interesting prophecy as to the future development and value of the large area of half submerged land constituting the Newark meadows made by Martin L. Gardner, a civil engineer attached to the real estate department of the Pennsylvania Railroad on the witness stand last week. In the Essex County Circuit Court in Newark there is now under way a legal contest to determine the present value of a portion of this meadow land between the city of Newark and former United States Senator James Smith, Jr.

Mr. Smith owns about 125 acres of this meadow land, his holdings being located within what is known as the "ship canal zone." This is a stretch of the meadow 4,000 feet in width extending from the Newark Bay back to the upland.

The Smith acres were appraised by two real estate men employed by the city as being worth about \$41,000. Mr. Smith put a tentative value of \$100,000 on the property, but announced his willingness to accept \$80,000. The city refused and instituted condemnation proceedings and the commissioners made an award of \$84,000 to Mr. Smith. The city appealed from the award, claiming it to be excessive, and the action is now on, eight suits in all involving as many tracts of land.

One of the witnesses called was Mr. Gardner, who declared that the railroads must look to the Newark meadows for the great yards of the future. He said that the value of the land is steadily increasing. He said the land between the New York Bay Railroad and the Greenville branch of the Pennsylvania Railroad and the southern line of the canal zone will probably become the great "classification yard" of the leading railroads. Although he did not name the location, Mr. Gardner said that the Pennsylvania Railroad was paying from \$2,000 to \$3,000 an acre for land in the same general locality affected by the city's appeal for a lower figure than \$800.

FAIR GROUNDS TO GO.

Coming Auction Sale Probably Means Their End.

The Westchester County Fair Grounds, located on the Tarrytown road and Hillside avenue, are to be sold by Bryan L. Kennelly on Thursday, April 11, at 12 o'clock noon, at the County Court House, White Plains. The grounds, consisting of forty-four acres, are sold by the order of the trustees of the Society of Agriculture and Horticulture of Westchester County, of which Oliver Harriman is the president.

The property was purchased in 1905 and fairs were held from that time until 1910, at which time the grounds were sold under foreclosure. In 1905, after a lapse of ten years, the society was reorganized and the grounds repurchased. Since that time the fairs have been successfully held each year. The charter of the society expired on December 31st last year and was not renewed. Under the law the board of managers are now trustees for the purpose of closing up the affairs of the society, and as stated above will sell the property at public auction.

CITY REAL ESTATE.

Don't Rent; Buy a New Detached Home at Van Cortlandt Terrace.
Unequaled for location and accessibility, on the upper west side, opposite Van Cortlandt Park. Price, \$17,000 to \$20,000.

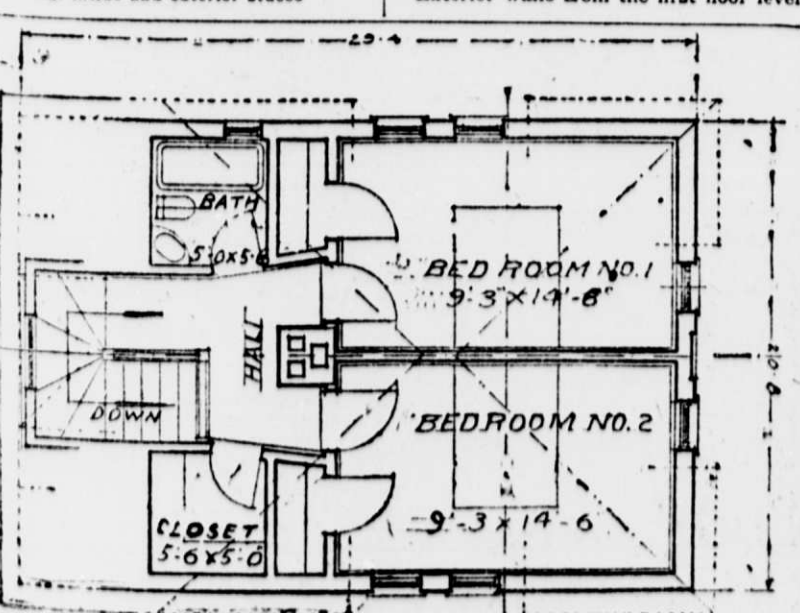
Terms to Suit Purchaser.

Ready to occupy; plots, 50x100 feet; street fronted; take Broadway subway to Van Cortlandt Park; then red or green trolley to 10th Avenue; to City Line, or Carline, at Van Cortlandt Terrace. BROOKLYN REAL ESTATE COMPANY, Builders, on premises, or DAVID STEWART, 200 Broadway, Manhattan.

PLANS OF HOUSE THAT TOOK A PRIZE

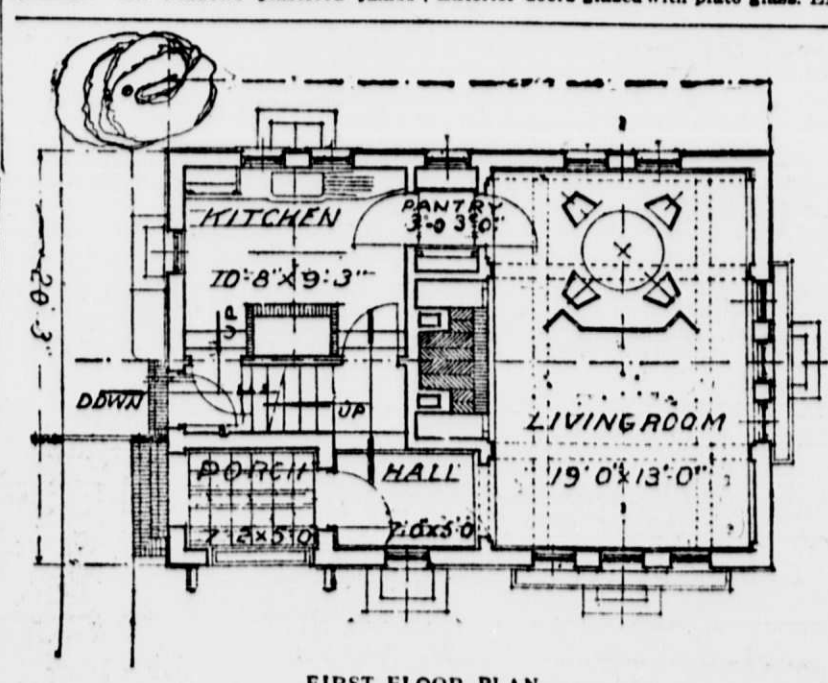


Details are here given of the third and last prize plans for houses costing not more than \$2,500 submitted in the recent competition of the Building Trades Employers' Association. These plans are by Norman B. Baker. The cost of the house as determined by the architect and checked up by the committee of award totals \$2,498.67. This does not, however, include the cost of plumbing or heating. The next reproduction in this series of prize plans will be those which won the first prize in the competition for plans for a house costing not more than \$4,500. Costs of the building here portrayed are estimated as follows:



SECOND FLOOR PLAN.

up to the roof plate, terra cotta blocks 8x12x12 inches, finished on the exterior with stucco plaster and plastered on the inside. Arches over the windows, terra cotta blocks or wood lintels with brick relieving arches above.
Chimney stack from the cellar to the roof, brick stucco finish where exposed above the roof. Fireplace, hearth and chimney breast of living room fireplace, light buff with terra cotta. Wood shelf built in. Pipes lined with terra cotta, flue lining. Entrance steps, red brick laid in Portland cement mortar. Studd partition back of kitchen ranges filled in with T. C. blocks plastered with cement finish. Ceiling of porch, also the under side of the roof overhang, covered with wire lath and finished with cement stucco. Interior plastering, three coat work on the first floor, on studd partitions, and two coat work on T. C. blocks. All sand finish on the first floor. Hard white finish on the second floor.
Metal corner beads on all jambs and heads of windows, and other plastered openings. All windows plastered jambs 12 inches on centres. Roof rafters, sheathed with 1/2 inch T. & G. sheathing of pine. Shingles, red cedar, 4 1/2 inches to the weather, building paper between. Exterior trim, door and window frames, sash, white pine, painted; all casement sash to swing out. Window boxes,ypress lined with galvanized iron. Interior trim on the first floor, chestnut; also the second floor hall, stairs, landings, seats and mantle shelf in living room, chestnut. Beams and plaster to be of 3/4 inch stuff. Interior trim of second floor in bedrooms and bathroom closets, white pine, painted. The only wood trim around the windows will be a small moulding next to frames and a stool and apron. Base throughout, 8 inches high, with top moulding, which will also form back moulding around door trim. Door trim, 3 inches wide. Single floors, both first and second stories, cypress, 1/2 inch.
Sheet Metal Work—Roof flashings of copper. Gutters, galvanized iron, double bottom. Leader heads and leaders, selected stock pattern.
Painting, Glazing, Ac.—All windows glazed with double thick sheet glass. Exterior doors glazed with plate glass. Ex-



FIRST FLOOR PLAN.

terior woodwork stained two coats of nut brown wood preservative, including outside blinds and window boxes. Ac. Sash on the exterior painted three coats of paint of light green shade, almost white. Shingles stained two coats either gray. Woodwork, first floor inside, stained. Second floor, painted, except in hall, which will be treated same as first floor.

REAL ESTATE AT AUCTION

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TELEPHONE,
744 CORTLANDT.

Auctioneer
Joseph P. Day

SALES TO BE HELD AT 12 O'CLOCK NOON, AT EXCHANGE SALESDROOM, 14-16 VESSEY ST., NEW YORK CITY

Supreme Court Partition Sale
By instructions from EDWARD S. CLINCH, Esq., Referee
ESTATE of GEORGE W. ADAMS, Dec'd
Tuesday, April 16, 1912
10 Brick Private Dwellings in Yorkville
(To be offered as one parcel).
332 to 350 East 84th Street
332 to 340 are five 2 story and basement brick and brown stone private dwellings, each containing 9 rooms, bath and toilet. 342 to 350 are five 3 story and basement brick and brown stone private dwellings, each containing 13 rooms, bath and toilet. Size of plot, 30x100 ft.

192 Orchard Street
A 3 story cellar and sub-cellar time stone Tenement with 3 stories, containing 4 apartments on each floor. Size 24.11x58.7x104.

10-12 Willett Street
(To be offered separately).
Two 5 story and cellar brick and time stone Tenements, each containing 4 apartments on each floor. Sizes, 25.83x109 and 25.61x109, 101 feet.

354-356 East 8th Street
Adjoining S. E. Cor. Av. C. (To be offered as one parcel).
Two 2 story brick new law Tenements, each containing 1 apartment on each floor. Size 37.97x5.

309 East 23d Street
A 4 story brown stone new law Tenement containing 2 apartments on each floor. Size of lot, 25x99 ft.

81 Second Avenue
(Near Fifth Street).
A 5 1/2 story and basement brick and brown stone building. Size of lot, 30x50.

351 East 84th Street
A 3 story and basement brown stone private Dwelling, containing 10 rooms, bath and toilet. Size of lot, 20x100 ft.

Title policies of the Title Insurance & Trust Company will be issued free of charge to purchasers.
WINTHROP & STIMSON, Att'ys for Plt'ff, 32 Liberty St., N. Y. City
Further particulars, **JOSEPH P. DAY** Telephone 744 Cort.

BRYAN L. KENNELLY REAL ESTATE AUCTIONEER
WILL SELL AT AUCTION AT 12 o'clock noon, at the Exchange Sale Room, 14-16 Vesey St., N. Y. C.

Wednesday, April 10, 1912,
121 Manhattan Av.
Southwest Corner W. 105th St. The three story and basement brick dwelling, size of lot, 10x150.

Wednesday, April 17, 1912,
Valuable BROOKLYN Properties GREENPOINT and LONG ISLAND

948 Manhattan Av. 1339 St. Johns Pl.
954 Manhattan Av. N. W. Corner Schenectady Av.
604 Manhattan Av. 814 & 816 McDonough St.
602 Manhattan Av. 260 to 268 Flushing Av.
130 & 132 Norman Av. 297 to 303 Oakland St.
S. W. Cor. Meeker & Morgan Aves. S. W. Corner India St.
17 Choice LOTS on N. E. Cor. Nassau Av. & Apollo St. 132 West St.
30 ACRES East Northport, L. I. On Burr St. with 10 room House, bath, etc.
New House in Richmond Hill Located on WALTON ST. near Liberty Avenue.
AMITYVILLE Waterfront Property
Choice Residence Property fronting on two streets. A 10 room house, barn, garage and boat house, on Grand Central Av., Riverside Av., Riverdale Drive, Amityville Creek.

15 LOTS at Westbury Hills, L. I.
Terms Very Liberal.
MILLER & HOFF, Attorneys, 837 Manhattan Av., Brooklyn.
BOOKS, MAPS AND FURTHER PARTICULARS WITH ATTORNEYS, OR AT AUCTIONEERS' OFFICES, 156 BROADWAY, NEW YORK.

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in Best Section of Brooklyn. Only a few left—over 160 sold.
In PROSPECT PARK EAST, 2-story, stone, bay window front dwelling; 9 rooms and bath; hardwood trim throughout; parquet floors; console mirrors; open hearth in foyer hall; electric light, hot water heat, etc. Handsomely decorated to suit. You don't need a servant. Title insurance policy free of charge. \$1,000 cash, balance easy terms. Open Sundays and Evenings. No. 93 Fenimore Street, near Flatbush Avenue.

REALTY ASSOCIATES
176 Remsen Street, Brooklyn Telephone 6480 Main

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Walk over on Ave. Q to Ocean Parkway
BRIDAL MODEL FURNISHED COMPLETE
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